

PLANNING DIRECTORS HEARING

April 5, 2017

Action Minutes

WELCOME

1. CALL TO ORDER

Meeting called to order at 9:00 a.m.

2. DEFERRALS AND REMOVALS FROM CALENDAR

3. CONSENT CALENDAR

- a. **H17-011.** Site Development Permit to allow the construction of a new five-space parking lot and the demolition of approximately 400 square feet and remodeling of an existing building for a dental office on a 0.14-gross acre site, in the General Commercial CG Zoning District, located on the east side of S. Redwood Avenue, approximately 580 feet southerly of Stevens Creek Boulevard (374 South Redwood Avenue) (Yousefzadeh-Ghoochan Hengameh, Owner). Council District: 6. CEQA: Exempt per CEQA Guidelines Section 15311(b) for Accessory Structures.

PROJECT MANAGER, EDWARD SCHREINER

STAFF RECOMMENDATION: Consider the Exemption in accordance with CEQA. **Approve a** Site Development Permit as described above.

ACTION: APPROVED

- b. **PDA04-010-02.** Planned Development Permit Amendment to allow a certified farmers' market on Sundays from 9:00 a.m. to 1:00 p.m. (except the last Sunday in November through the Christmas holidays), utilizing 64 parking spaces for vendor stalls and 150 parking spaces for customer parking, at an existing shopping center (Oakridge Mall) on a 58.4-gross acre site, in the A(PD) Planned Development Zoning District, located at the southeast corner of Winfield Boulevard and Thornwood Drive (879 Blossom Hill Road) (Target Corporation, Owner). Council District 10. CEQA: Exempt per CEQA Guidelines 15304(e) for Minor Alterations to Land.

PROJECT MANAGER, ELIA SORICE

Access the video, agenda, and related reports for this meeting by visiting the City's website at:

<http://sanjoseca.gov/index.aspx?NID=1763>

STAFF RECOMMENDATION: Consider the Exemption in accordance with CEQA. [Approve a](#) Planned Development Permit Amendment as described above.

ACTION: APPROVED, WITH ADDED TEXT TO PROJECT DESCRIPTION. ADDED CONDITION OF APPROVAL (b). AMENDED CONDITION OF APPROVAL (a).

- c. [TR16-603.](#) Live Tree Removal Permit to remove one (1) Ash tree, approximately 134 inches in circumference, within a multi-family residential development on a 0.25-acre site, in the R-M Multiple Residence Zoning District, located at 788 Warring Avenue. (American Management Services, Owner). Council District 10. CEQA: Exempt per CEQA Guidelines 15301(h) for Existing Facilities.

PROJECT MANAGER, STEFANIE FARMER

STAFF RECOMMENDATION: Consider the Exemption in accordance with CEQA. [Approve a](#) Live Tree Removal Permit as described above.

ACTION: APPROVED

- d. [TR16-604.](#) Live Tree Removal Permit to remove one (1) Ash tree, approximately 98 inches in circumference, from the rear yard of a multi-family residential building on a 0.19 gross acre site, within the R-M Multiple Residence Zoning District, located at 5694 Allen Avenue (American Management Services, Owner). Council District 10. CEQA: Exempt per CEQA Guidelines 15301(h) for Existing Facilities.

PROJECT MANAGER, STEFANIE FARMER

STAFF RECOMMENDATION: Consider the Exemption in accordance with CEQA. [Approve a](#) Live Tree Removal Permit as described above.

ACTION: APPROVED

- e. [TR16-605.](#) Live Tree Removal Permit to remove one (1) Pine tree, approximately 85 inches in circumference, within the common area of a multi-family residential development on a 0.1-gross acre site in the R-M Multiple Residence Zoning District located at 767 Delaware Avenue (American Management Services, Owner). Council District 10. CEQA: Exempt per CEQA Guidelines 15301(h) for Existing Facilities.

PROJECT MANAGER, STEFANIE FARMER

STAFF RECOMMENDATION: Consider the Exemption in accordance with CEQA. [Approve a](#) Live Tree Removal Permit as described above.

ACTION: APPROVED

- f. [TR17-052.](#) Live Tree Removal Permit to remove one (1) Poplar tree, approximately 122 inches in circumference, from the rear yard of a single family residence on a 0.13-gross acre site, in the R-1-8 Single-Family Residence Zoning District, located at 1622 Hicks Avenue (Long Karen Trustee, Owner). Council District 6. CEQA: Exempt per CEQA Guidelines Section 15301(h) for Existing Facilities.

PROJECT MANAGER, NED THOMAS

STAFF RECOMMENDATION: Consider the Exemption in accordance with CEQA. [Approve a](#) Live Tree Removal Permit as described above.

ACTION: APPROVED

- g. [TR17-055](#). Live Tree Removal Permit to remove two (2) Elm trees, approximately 92 and 104 inches in circumference, located on a 0.41-acre site in the CO Commercial Office Zoning District, at 90 East Taylor Street (Jerry Hiura, Owner). Council District 3. CEQA: Exempt per CEQA Guidelines 15301(h) for Existing Facilities.
PROJECT MANAGER, STEFANIE FARMER
STAFF RECOMMENDATION: Consider the Exemption in accordance with CEQA. [Approve a](#) Live Tree Removal Permit as described above.
ACTION: APPROVED
- h. [TR17-079](#). Live Tree Removal Permit to remove one (1) Pepper Tree, approximately 90 inches in circumference, within a single-family lot currently under construction for a single-family house, on an approximately 0.15-acre site in the R-M Multiple Residence Zoning District, located at 1372 University Avenue (Jinxi Zhu, Owner). Council District 6. CEQA: Exempt per CEQA Guidelines 15301(h) for Existing Facilities.
PROJECT MANAGER, STEFANIE FARMER
STAFF RECOMMENDATION: Consider the Exemption in accordance with CEQA. [Approve a](#) Live Tree Removal Permit as described above.
ACTION: APPROVED
- i. [TR17-223](#). Live Tree Removal Permit to remove one (1) Elm tree, approximately 110 inches in circumference, from the rear yard of an approximately 0.15-acre single-family residential site, in the R-1-8 Single-Family Residence District, located at 4930 Brewster Avenue (Suresh Rangarajan Ven Chel, LLC; Owner). Council District 9. CEQA: Exempt per CEQA Guidelines 15301(h) for Existing Facilities.
PROJECT MANAGER, STEFANIE FARMER
STAFF RECOMMENDATION: Consider the Exemption in accordance with CEQA. [Approve a](#) Live Tree Removal Permit as described above.
ACTION: APPROVED

4. PUBLIC HEARING

Generally, the Public Hearing items are considered by the Planning Commission in the order in which they appear on the agenda. However, please be advised that the Commission may take items out of order to facilitate the agenda, such as to accommodate significant public testimony, or may defer discussion of items to later agendas for public hearing time management purposes.

5. ADJOURNMENT

Meeting adjourned at 9:20 a.m.